

# Babcock Ranch

17064 Bridle Trail  
Harvest Collection (Lot 144)

Amelia  
\$392,300

## Amelia

Available

Late November 2017

1,860 sq. ft.

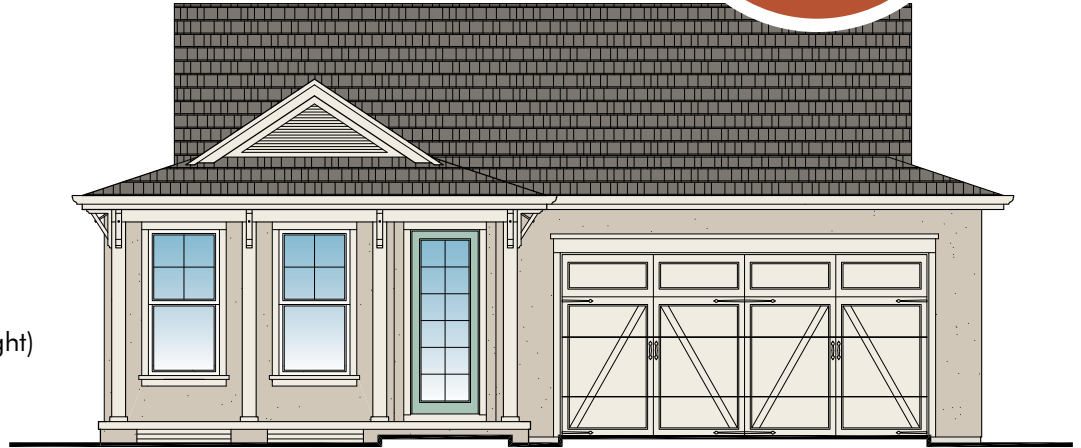
2 Bedroom

2 Bath

Den

2 Car Garage

(Inventory Home To Be Garage Right)



Coastal

## New Home Features

- Great Room Opens to Large Lanai
- GE Stainless Steel Appliance Package with Side-by-Side Refrigerator
- Upgraded Cabinetry Throughout
- Upgraded Granite in Kitchen with Stainless Steel Undermount Sink
- Verona Marble Countertops in All Bathrooms with Undermount Sinks
- Upgraded Moen Plumbing Fixtures Throughout
- Above and Below Cabinet Lighting in Kitchen with Light Valance
- Tray Ceilings in Foyers 1 and 2
- Tray Ceiling in Great Room and Den
- Frameless Clear Shower Glass with Tiled Knee Wall in Master Bathroom
- 8"x18" Upgraded Tile Flooring in Living Area with Upgraded Carpet in Bedrooms and Den
- Structured Wiring Package
- Additional Electrical Added
- 16 SEER Heat Pump and Variable Speed with Humidity Control
- Insulated Low E Windows with Fabric Hurricane Shutters
- Hurricane Impact Windows in Front Windows and Front Door
- Brick Paver Driveway, Walkway, Front Porch and Lanai
- Security System
- Tankless Gas Water Heater
- Taaex In-the-Wall Pest Control
- Rough-in for Summer Kitchen
- Stained Garage Floor
- Full Coverage Irrigation System

## Community Features

- Residents of Babcock Ranch have access to a number of different amenities that you won't find anywhere else.
- Experience Lake Babcock via a kayak, canoe, paddleboard or fishing line.
- Each neighborhood at Babcock Ranch will have a place just for kids (or kids at heart) to play and enjoy the fresh air and sunshine.
- Take a bike or hike throughout Sunset Trail and unwind in nature. As of Spring 2017, we have 5 miles that are open — the start of a trail network extending over 50 miles once completed.
- Community gardens within each neighborhood provide space for residents to grow their own veggies, herbs and more.
- RSW Airport - 25 minutes away
- Punta Gorda Airport - 25 minutes away



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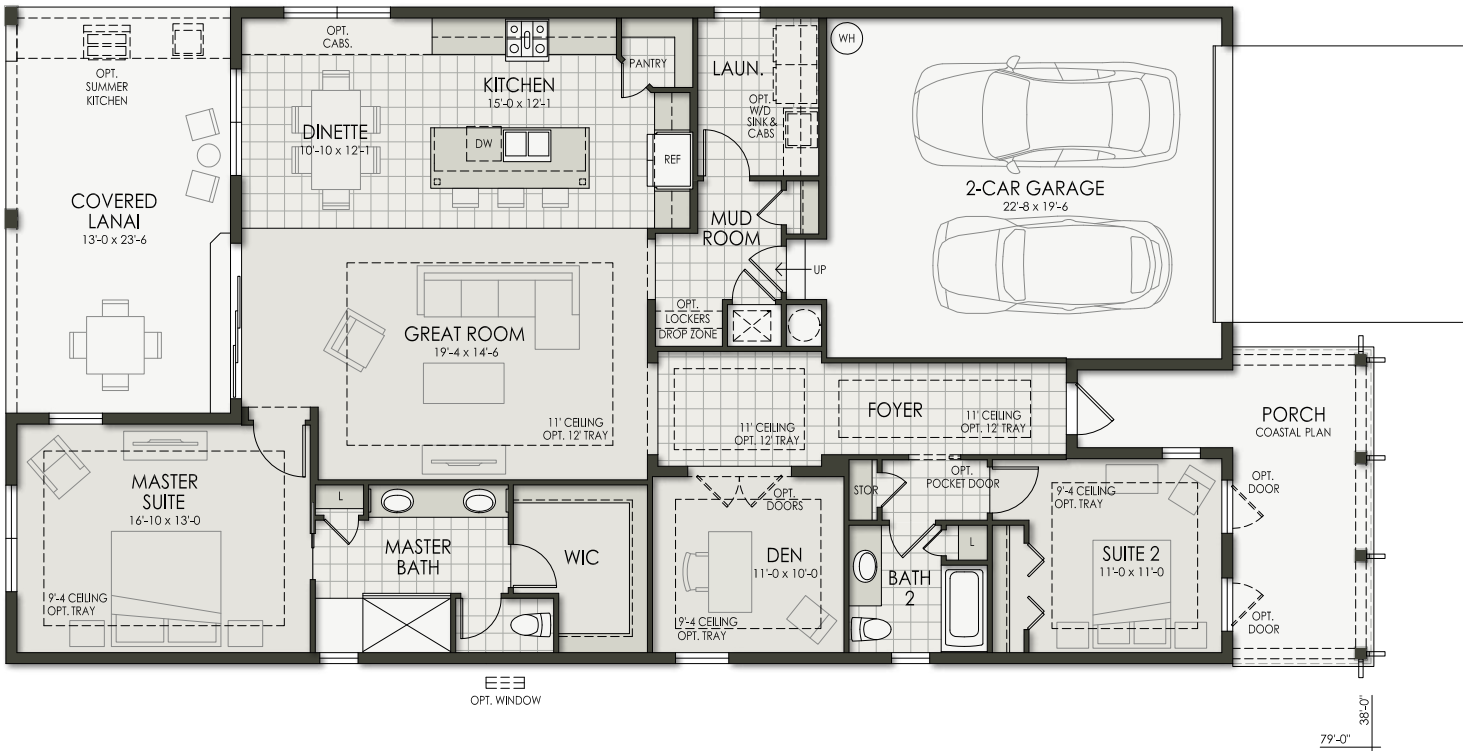
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## Inventory Home To Be Garage Right

Developer reserves the right to modify floor plans, elevations, specifications, features and prices without prior notice. Square footage and room sizes are approximate. Exterior treatments, window locations and room configurations may vary with elevation. Some decorating treatments in and around the model homes may not be included in the list price and are for display purposes only. All renderings and floor plans are artistic conceptions, and are not intended to be an actual depiction of the buildings, fencing, driveways or landscaping. © 2017 Homes by Towne®



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